



## *Report to the Auburn City Council*

Action Item 19 Agenda Item No.
<i>[Signature]</i> City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Wilfred Wong, Community Development Director  
**Date:** June 14, 2010  
**Subject:** National Register of Historic Places, Nomination of City Buildings

### *The Issue*

Shall the City Council support the nomination of city owned buildings for listing on the National Register of Historic Places?

### *Conclusions and Recommendation*

- A. By Motion support the nomination of city owned buildings for listing on the National Register of Historic Places. If the Council decides to support the nomination, Council member Holmes has drafted a proposed letter (Exhibit A).

OR

- B. By Motion do not support the nomination of city owned buildings for listing on the National Register of Historic Places. Staff will send a letter of notification to the California State Office of Historical Preservation.

### *Background*

On February 22, 2010 the City Council considered Council member Holmes request to support the nominations of city owned buildings for listing on the National Register of Historic Places. The Council requested further staff analysis (Exhibit B).

Staff obtained information from the web sites for the California Office of Historic Preservation and the National Park Service; and discussed the proposal with six architects, two historical consultants, a structural engineer for preparation of Historic Structure Reports, and with staff from several cities.

### *California Environmental Quality Act (CEQA)*

First, note that having a building on the National Register of Historic Places will mean that it will become a historical resource and will be considered significant for purposes of CEQA. The guide for mitigation will be the Secretary of Interior's Standards for the Treatment of Historic Properties

(Exhibit C). The Secretary of the Interior provides four distinct but interrelated approaches to the treatment of historic properties:

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Below are excerpts from the California Office of Historic Preservation web site.

Per the California Office of Historic Preservation ([http://ohp.parks.ca.gov/?page\\_id=21237](http://ohp.parks.ca.gov/?page_id=21237)):

"The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state and national significance which have been documented and evaluated according to uniform standards and criteria.

Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. The National Register is administered by the National Park Service, which is part of the U. S. Department of the Interior."

Per the California Office of Historic Preservation ([http://ohp.parks.ca.gov/?page\\_id=1056](http://ohp.parks.ca.gov/?page_id=1056)):

"Resources listed in the National Register, ... are automatically listed in the California Register."

Per the California Office of Historic Preservation  
([http://ohp.parks.ca.gov/default.asp?page\\_id=21724](http://ohp.parks.ca.gov/default.asp?page_id=21724)):

"Historical resources are recognized as part of the environment under CEQA (PRC Sections 21002(b), 21083.2, and 21084.1). The California Register is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of CEQA."

Per the California Office of Historic Preservation  
([http://ohp.parks.ca.gov/default.asp?page\\_id=21721](http://ohp.parks.ca.gov/default.asp?page_id=21721)):

“Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment.”

Per the California Office of Historic Preservation  
([http://ohp.parks.ca.gov/default.asp?page\\_id=21726](http://ohp.parks.ca.gov/default.asp?page_id=21726)):

“Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC Section 5020.1(q)).

While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance.”

Per the California Office of Historic Preservation  
([http://ohp.parks.ca.gov/default.asp?page\\_id=21727](http://ohp.parks.ca.gov/default.asp?page_id=21727)):

“A project that has been determined to conform with the Secretary of the Interior’s Standards for the Treatment of Historic Properties can generally be considered to be a project that will not cause a significant impact (14 CCR Section 15126.4(b)(1)). In fact, in most cases if a project meets the Secretary of Interior’s Standards for the Treatment of Historic Properties it can be considered categorically exempt from CEQA (14 CCR Section 15331).

Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the historical resource. This is often accomplished through redesign of a project to eliminate objectionable or damaging aspects of the project (e.g., retaining rather than removing a character-defining feature, reducing the size or massing of a proposed addition, or relocating a structure outside the boundaries of an archeological site).”

Once a building, public or private, is placed on the National Register of Historic Places there will be a lost of flexibility under CEQA when determining significance of a project.

### **Process and Cost**

There is no requirement that improvements must take place after a building is placed on the National Register of Historic Places, but when improvements do occur the Secretary of the Interior’s Standards for the Treatment of Historic Properties will be the guide to mitigate any impact. If it is the Council’s desire to have buildings on the Register, the city can plan for needed improvements to provide adequate time to process the project and allocate the necessary funds.

For background information on the process and cost, two examples are included for the Council to review. One example is the City of Lincoln Carnegie Library roofing project (Exhibit D) and the other example is the Packard Library roofing project in the City of Marysville (Exhibit E).

Note a building's interior and the building site are part of the Secretary of the Interior's Standards for the Treatment of Historic Properties (Exhibit C). If portions of the building's interior or site are found to be part of the historical context, the Secretary of the Interior's Standards would be used.

Additional time and funds will be needed to meet the Secretary of the Interior's Standards.

### **Historic Structure Reports**

After a building is on National Register of Historic Places one can choose to complete a Historic Structure Report. Per the National Park Service (<http://www.nps.gov/hps/tps/briefs/brief43.htm>):

A historic structure report provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project-repair, rehabilitation, or restoration-and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

The City of Sacramento has decided to prepare Historic Structure Reports for their buildings on the Register to provide guidance for their facilities staff. These reports are not required to be approved by the State Historic Preservation Office (SHPO), but it is a good practice to do so in case some federal undertaking takes place (e.g. funding).

If there's a desire to have a Historic Structure Report for one of the city buildings, the cost would be approximately \$5,000 for each building.

For information about the preparation and use of Historic Structure Reports see Exhibit F.

### **Grants and Incentives**

Most of the grants and incentives currently available benefit private properties. Financial programs that could assist a publicly owned building would be part of a competitive process and subject to availability of funds. Per the California Office of Historic Preservation ([http://ohp.parks.ca.gov/?page\\_id=1073](http://ohp.parks.ca.gov/?page_id=1073)):

Despite a variety of funding sources from federal, state and private sources, historically and for the foreseeable future there are more historic preservation projects than funding available. Those seeking funding for historic preservation

projects must be diligent and persistent in seeking out and competing for grant funds that do exist. In addition to state and local programs, many local governments and non-profit organizations sponsor grant or loan programs for preservation of historical resources within their jurisdictions.

For more information about grants and other incentive programs see Exhibit G.

**Alternatives Available to Council; Implications of Alternatives**

- A. Support nomination of city owned buildings for listing on the National Register of Historic Places.
- B. Do not support nomination of city owned buildings for listing on the National Register of Historic Places.

**Fiscal Impacts**

None at this time.

**Additional Information**

Please see the following Exhibits for more details:

- A. Draft letter provided by Council member Holmes supporting nomination of city owned buildings for listing on the National Register of Historic Places.
- B. February 22, 2010 City Council minutes and staff report.
- C. Secretary of Interior's Standards for the Treatment of Historic Properties.
- D. City of Lincoln Carnegie Library roofing project.
- E. Packard Library roofing project in the City of Marysville.
- F. Historic Structure Reports.
- G. Grants and Incentives.



# EXHIBIT A

**DRAFT**

June 14, 2010

Mr. Milford Wayne Donaldson  
Office of Historic Preservation  
Department of Parks and Recreation  
PO Box 942896  
Sacramento, CA 94269-0001

Dear Mr. Donaldson,

This is in response to your letters dated January 11, 2010, advising the City of Auburn regarding several city owned buildings which have been nominated for listing on the National Register of Historic Places.

The nominations have been reviewed by the city staff and the Auburn City Council, which fully supports the addition of these properties on the National Register. In addition, we support the nomination of private properties which have been sent to your office.

These public and private buildings represent the historic thread that has built this community for over a century and a half. These institutions form the basis for bringing the people of the area together and contribute to the vitality that is the City of Auburn.

Listing on the National Register of Historic Places will assist us to promote the history of the area as we move forward with the Geotourism Project sponsored by the National Geographic Society and the Sierra Business Council.

I would like to invite the State Historical Resources Commission to conduct its next quarterly meeting in the City of Auburn. Please contact Council Member Mike Holmes to assist with arrangements at 530.889.2780.

Sincerely,

Bridget Powers  
Mayor



# EXHIBIT B



11. **Proposal to Designate Properties for Listing on the National Historic Register**

Council Member Holmes asked for the approval to send a letter of support to the California State Office of Historical Preservation regarding the publically owned buildings that are nominated for listing on the National Historic Register. He said the more buildings we can get on the Historical Register, the more tourists will be attracted to the area. The nominated buildings are:

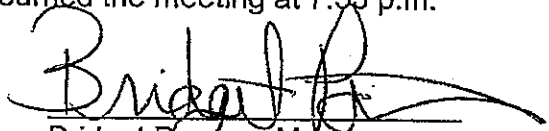
Old Town Firehouse	Old City Hall
Old Fellows Hall	Carnegie Library
Auburn Grammar School	St Luke's Church
Masonic Building	Placer County Bank
El Dorado St Firehouse	Auburn Drug Company

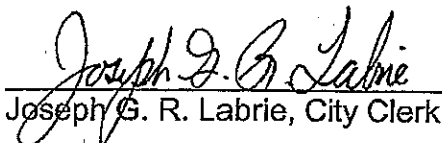
Council Member questions follow regarding: (1) the effect listing on this register would have on the buildings, (2) the process to renovate a building on the register, (3) cost implications and benefits (4) an analysis of cost difference when registered.

By **MOTION**, request further staff analysis on the City properties nominated including renovations costs, benefits, obligations and to consult other Cities that have designated other public buildings on the register, to report back to Council at a future date for determination.

**MOTION: Hanley/Nesbitt/Approved 4:0 (Absent: Kirby)**

Mayor Powers, without objection, adjourned the meeting at 7:53 p.m.

  
Bridget Powers, Mayor

  
Joseph G. R. Labrie, City Clerk



*Report to the  
Auburn City Council*

*Agenda Item No.*

11

*[Signature]*  
City Manager's Approval

**To:** Mayor and City Council  
**From:** Robert Richardson, City Manager  
**Date:** February 22, 2010  
**Subject:** Proposal to Designate Properties on to The National Historic Register

**The Issue**

Shall the City Council hear a presentation by Councilman Holmes on his work to designate several public and private properties on the National Historic Register?

**Conclusion and Recommendation**

That the City Council hear the presentation by Councilman Holmes and provide direction to staff.

**Background**

Councilman Holmes has been working independently with members of the community to have several public and private buildings places on the National Historic Register.

**Alternatives**

Approve recommendation.  
Deny recommendation.  
Request staff analysis.

**Fiscal Impact**

Typically, renovation costs on designated structures are higher due to SHIPO requirements however staff has not performed an analysis on this issue. Additionally, grant funds are also periodically available to assist in property renovation.

**Attachments**

Memo from Councilman Holmes.

## AUBURN BUILDINGS NOMINATED FOR THE NATIONAL REGISTER

The following buildings in the City of Auburn are in the process of being nominated for listing on the National Register of Historic Places. Old Town Auburn is already registered as a Historic District.

1. Old Town Firehouse
2. Odd Fellows Hall
3. Auburn Grammar School (current City Hall)
4. Masonic Building
5. Old City Hall (former Boys and Girls site)
6. Carnegie Library
7. St. Luke's Church
8. Placer County Bank Building (current Union Bank)
9. Auburn Drug Company
10. El Dorado Street Firehouse

The California State Office of Historical Preservation is processing the nominations and has requested we submit a letter of support or non-support for the city owned properties. Privately owned properties have received individual letters requesting any comments.

Once the nomination is completed the Office of Historical Preservation will schedule a hearing before the State Historical Resources Commission at a future meeting. If approved, the nomination will be forwarded to the Department of the Interior for a final determination.

I believe listing on the National Register will provide the city with additional tourist interest in the Auburn area.

# EXHIBIT C



## EXHIBIT C

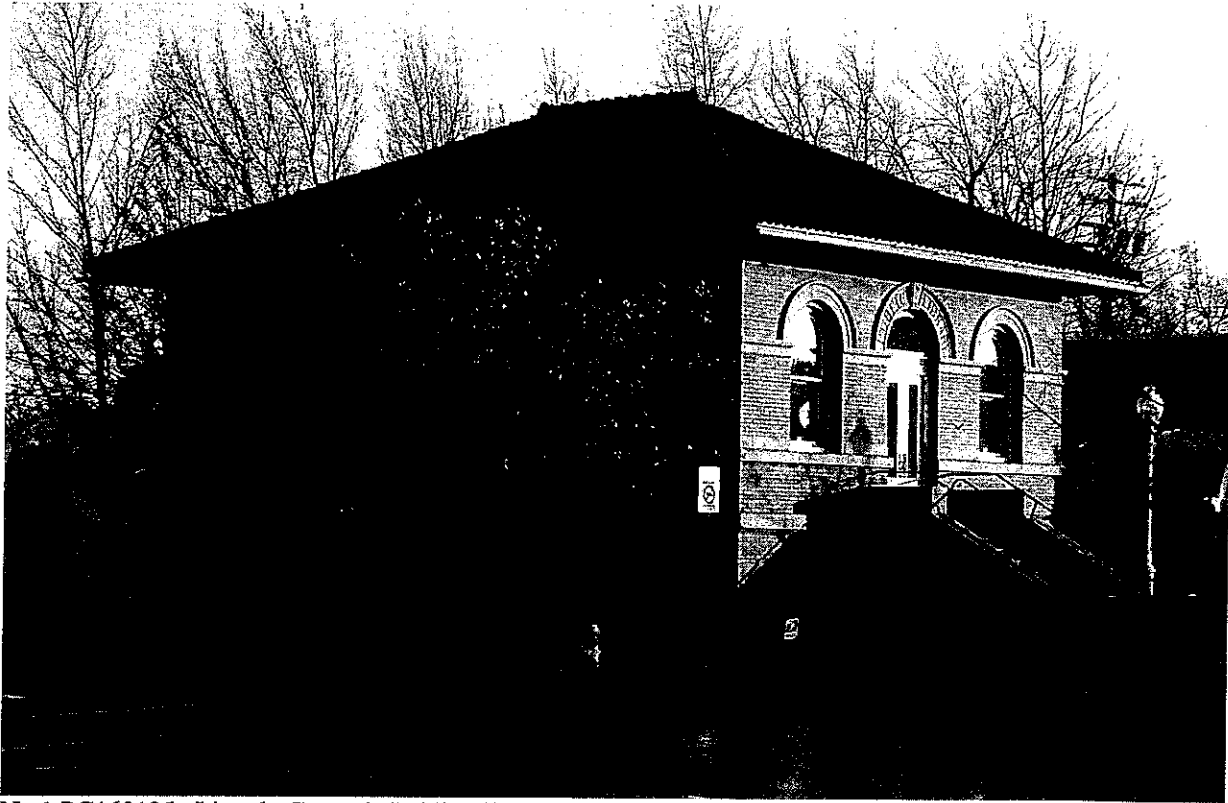
Secretary of Interior's Standards for the Treatment of  
Historic Properties

<http://www.nps.gov/hps/tps/standards/index.htm>

Each Council member received a copy of this document.  
You can review the document at the web site noted above,  
or if you wish a printed copy contact the Community  
Development Department



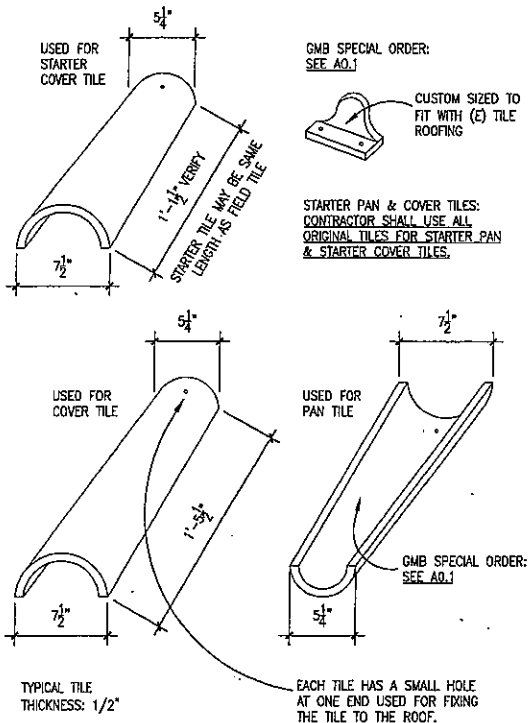
# EXHIBIT D



No.1 PC160105 Lincoln Carnegie Public Library looking Northeast.

## MISSION TILE

THE TAPERED FIELD TILE BELOW WAS ORIGINALLY MANUFACTURED IN 1909 BY GLADDING McBEAN & COMPANY UNDER THE NAME "MISSION TILE". THESE TILES ARE NO LONGER MANUFACTURED BY GMB.

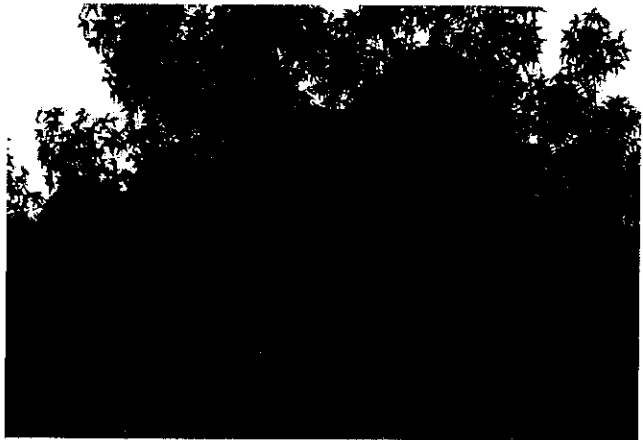


## BID RESULTS: September 14, 2006 3:00 PM

Apparent low bid from:

Advanced Roofing Chico, CA	\$37,480.00 base bid
Painting work:	8,540.00 additive
Roofing and painting work	46,020.00
Gladding McBean special order	17,685.25
Total construction	\$63,705.25

GMbB current custom products schedule 105-days from signed contract, if contract is signed September 15, 2006 product availability is December 29, 2006.



Special order ram pressed tapered clay roofing tile

Bell hip, three-way terminal and decorative ridge tiles

**Western Sierra  
Architects &  
Associates Ltd.  
101 Orange St.  
Auburn, Ca. 95603  
530-885-6236**

[illegible][illegible][illegible]

CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS NOT TO DAMAGE (1) DECORATIVE HP/POSS TILES, ROOFCLAMP OF THESE TILES WITH GLASSING INSURANCE RETURNING DAY MODELING AND PRODUCTION MILES, IF A DETERMINATION IS MADE TO REPLACE HP/POSS TILES A CHANGE ORDER WILL BE ISSUED, SUCH CHANGE ORDER WILL REQUIRE WEATHERIZATION FOR THE WATER ONLY. REPLACEMENT PRICES WILL BE ORDERED AND COULD TAKE 12 MONTHS DEPENDING ON THE COMPLETION OF THE PRICE OR PRICES REQUIRED, WHEN THE SPECIAL ORDER IS COMPLETED, THE OWNER WILL ISSUE A CHANGE ORDER TO THIS CONTRACTOR OR TO OTHERS TO RETURN IN 2007 TO COMPLETE INSTALLATION OF THE SPECIAL ORDER HP/POSS

(C) REBORING 100% REBORING BROOKS AND TAPEFIED FIELD TILES THAT ARE WORN SET INTO 10% AND REDUCE TO REMAIN CONFORMANCE WITH ARCHITECT.

TEMP.	Tempered
T.B.B.	Telephone Booth
T.C.	Top of Cabin
T.D.	Tire
T.F.	Tire
T.G.	Tire and Groove
T.H.	Top of Handrail
T.I.	Tire and Groove
T.J.	Tire and Groove
T.K.	Tire and Groove
T.L.	Tire and Groove
T.M.	Tire and Groove
T.N.	Tire and Groove
T.O.	Tire and Groove
T.P.	Tire and Groove
T.Q.	Tire and Groove
T.R.	Tire and Groove
T.S.	Tire and Groove
T.T.	Tire and Groove
T.U.	Tire and Groove
T.V.	Tire and Groove
T.W.	Tire and Groove
T.X.	Tire and Groove
T.Y.	Tire and Groove
T.Z.	Tire and Groove
U.A.	Unfinished
U.B.	Unfinished
U.C.	Unfinished
U.D.	Unfinished
U.E.	Unfinished
U.F.	Unfinished
U.G.	Unfinished
U.H.	Unfinished
U.I.	Unfinished
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U.K.	Unfinished
U.L.	Unfinished
U.M.	Unfinished
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U.Q.	Unfinished
U.R.	Unfinished
U.S.	Unfinished
U.T.	Unfinished
U.U.	Unfinished
U.V.	Unfinished
U.W.	Unfinished
U.X.	Unfinished
U.Y.	Unfinished
U.Z.	Unfinished
V.A.	Vertical
V.B.	Vertical
V.C.	Vertical
V.D.	Vertical
V.E.	Vertical
V.F.	Vertical
V.G.	Vertical
V.H.	Vertical
V.I.	Vertical
V.J.	Vertical
V.K.	Vertical
V.L.	Vertical
V.M.	Vertical
V.N.	Vertical
V.O.	Vertical
V.P.	Vertical
V.Q.	Vertical
V.R.	Vertical
V.S.	Vertical
V.T.	Vertical
V.U.	Vertical
V.V.	Vertical
V.W.	Vertical
V.X.	Vertical
V.Y.	Vertical
V.Z.	Vertical
W.A.	Water
W.B.	Water
W.C.	Water
W.D.	Water
W.E.	Water
W.F.	Water
W.G.	Water
W.H.	Water
W.I.	Water
W.J.	Water
W.K.	Water
W.L.	Water
W.M.	Water
W.N.	Water
W.O.	Water
W.P.	Water
W.Q.	Water
W.R.	Water
W.S.	Water
W.T.	Water
W.U.	Water
W.V.	Water
W.W.	Water
W.X.	Water
W.Y.	Water
W.Z.	Water
X.A.	Exhaust
X.B.	Exhaust
X.C.	Exhaust
X.D.	Exhaust
X.E.	Exhaust
X.F.	Exhaust
X.G.	Exhaust
X.H.	Exhaust
X.I.	Exhaust
X.J.	Exhaust
X.K.	Exhaust
X.L.	Exhaust
X.M.	Exhaust
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X.O.	Exhaust
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X.S.	Exhaust
X.T.	Exhaust
X.U.	Exhaust
X.V.	Exhaust
X.W.	Exhaust
X.X.	Exhaust
X.Y.	Exhaust
X.Z.	Exhaust
Y.A.	Yield
Y.B.	Yield
Y.C.	Yield
Y.D.	Yield
Y.E.	Yield
Y.F.	Yield
Y.G.	Yield
Y.H.	Yield
Y.I.	Yield
Y.J.	Yield
Y.K.	Yield
Y.L.	Yield
Y.M.	Yield
Y.N.	Yield
Y.O.	Yield
Y.P.	Yield
Y.Q.	Yield
Y.R.	Yield
Y.S.	Yield
Y.T.	Yield
Y.U.	Yield
Y.V.	Yield
Y.W.	Yield
Y.X.	Yield
Y.Y.	Yield
Y.Z.	Yield
Z.A.	Zone
Z.B.	Zone
Z.C.	Zone
Z.D.	Zone
Z.E.	Zone
Z.F.	Zone
Z.G.	Zone
Z.H.	Zone
Z.I.	Zone
Z.J.	Zone
Z.K.	Zone
Z.L.	Zone
Z.M.	Zone
Z.N.	Zone
Z.O.	Zone
Z.P.	Zone
Z.Q.	Zone
Z.R.	Zone
Z.S.	Zone
Z.T.	Zone
Z.U.	Zone
Z.V.	Zone
Z.W.	Zone
Z.X.	Zone
Z.Y.	Zone
Z.Z.	Zone

[illegible]

**NOTICE**

A. NOTICE IS HEREBY GIVEN THAT THE CITY OF INDIANAPOLIS, INDIANA, INTENDS TO AS "OPEN" THE CITY'S BIDDING PROCESS TO ALL BIDDERS ON THE DATE AND AT THE PLACE SPECIFIED HEREIN IN THE NOTICE TO BIDDERS.

B. ADDITIONAL PLANS CAN BE OBTAINED BY THE FOLLOWING:

C. FOR FURTHER INFORMATION, CONTACT INDICATED BY THE FOLLOWING:

D. NO BIDDERS WILL BE REQUIRED FOR THE TWO FOLLOWING:

E. THE LABOR AND MATERIALS WILL ALSO BE REQUIRED (PUTTER TO NOTICE TO CONSTRUCTION)

F. A PRE-BID CONFERENCE HAS BEEN SCHEDULED FOR THE DATE AND TIME SPECIFIED IN THE NOTICE TO BIDDERS. THE LOCATION AND THE EXTENT OF THE WORK IS RECOMMENDED.

G. ALL BIDDERS AND TO MAKE AN

H. PREQUALIFICATION OF BID BIDS.

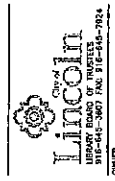
**OWNER:**  
 THE UNIVERSITY OF MARYLAND  
 100 EAST STREET  
 ANNAPOLIS, MD 21403  
 TEL: (410) 326-7000  
 FAX: (410) 326-7000

**ARCHITECT:**  
 THE FARMER-SHERIDAN  
 ARCHITECTS  
 100 EAST STREET  
 ANNAPOLIS, MD 21403  
 TEL: (410) 326-7000  
 FAX: (410) 326-7000

# AO.1







**Roofing Project:**

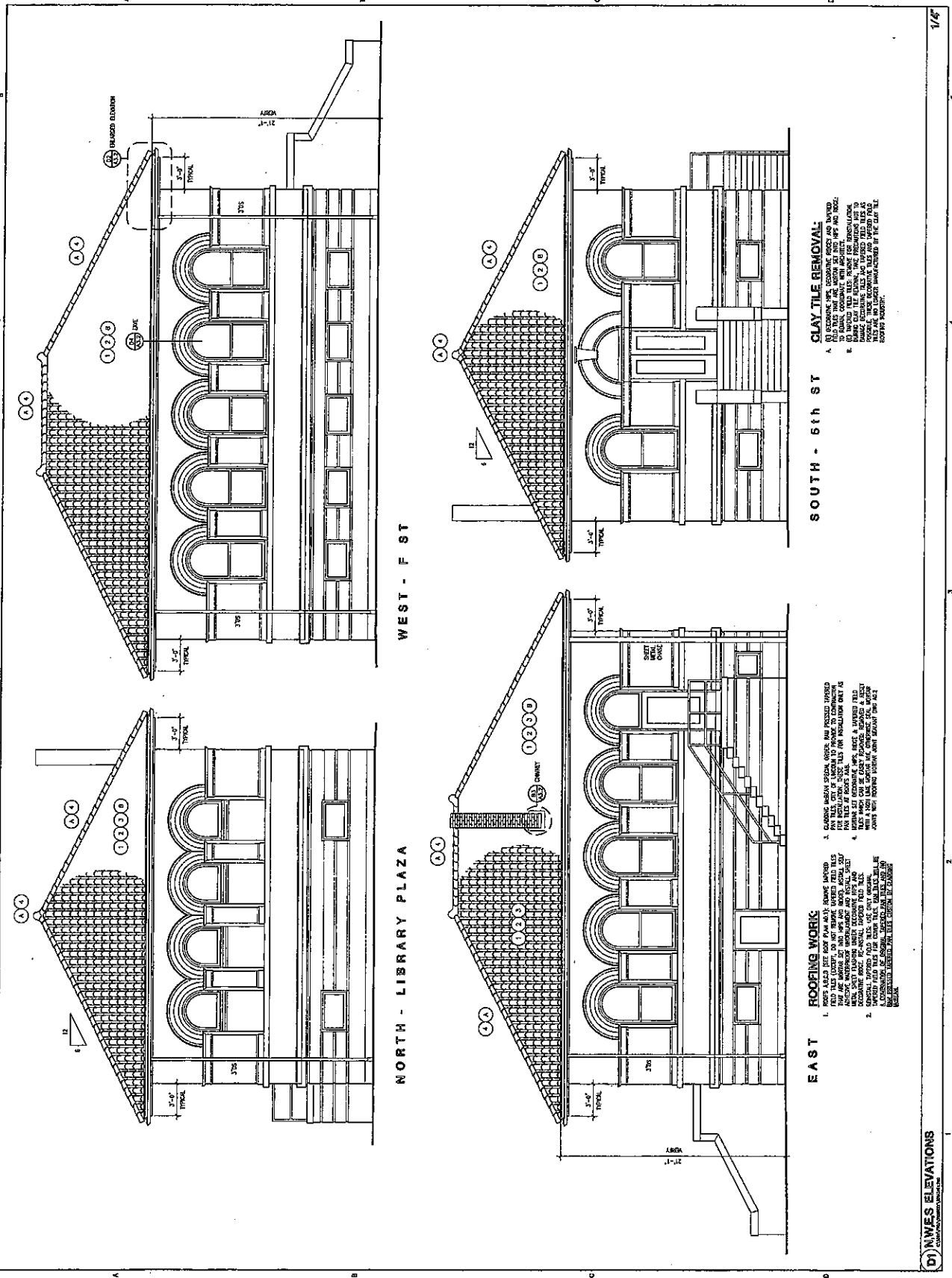
Carnegie  
Public  
Library

590 Fifth Street  
Lincoln, CA

**DRAWING CONTENTS:**  
**N.W.E.S Elevations**

DWG. INT. RYLAIT JOB NO. 0469  
 COO. BY: DATE: 8-24-08  
 THIS DRAWING IS NOT FINAL OR TO BE USED  
 FOR CONSTRUCTION WORK UNTIL IT IS  
 SIGNED BY THE ARCHITECT AND THE OWNER.  
 ON PER DATE OF THIS DOCUMENT AS ABOVE  
 WESTERN SERRA ARCHITECTS & ASSOCIATES  
 DRAWING NUMBER 3 OF 4

## A3.1







# EXHIBIT E

# Western Sierra Architects and Associates Ltd.

101 Orange Street Auburn, CA 95603

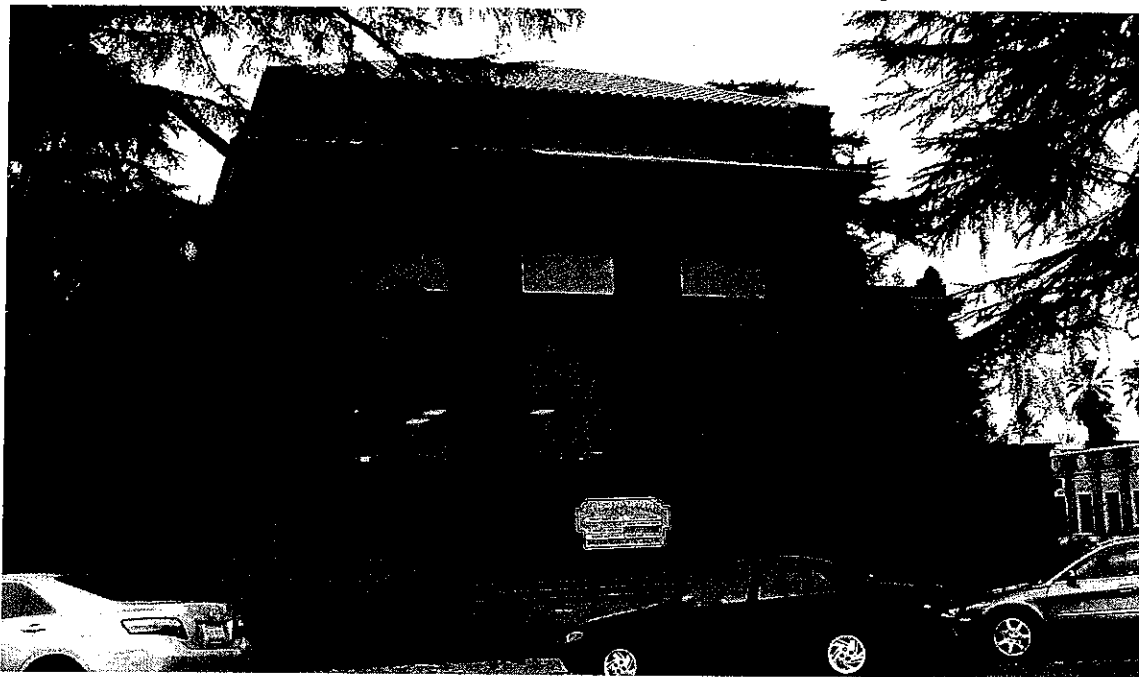
(530) 885-6236 FAX 885-6238

CITY OF MARYSVILLE Attn: Gary Price  
 ROOFING PROJECT: HISTORIC PACKARD LIBRARY  
 301 4th Street Marysville, CA

File No. 0415

## Secretary of the Interior's STANDARDS FOR HISTORIC PRESERVATION PROJECTS

1. On November 20, 2006 we viewed the completed single ply and clay tile roofing work by Advanced Roofing Chico, CA in accordance with the construction drawings the completed roofing work retains the original decorative sheet metal cornices at Roofs 3, 4, 5 & 6. Clay roofing tile has been reinstalled at upper Roofs A, B, C & D. The sheet metal cornices have been re-painted to match the Packard Library's Santa Cruz Sandstone.
2. Because of construction costs: no roofing work was planned at Roofs 1 & 2, the East and West Porches. Painting of the cornices at these porches was not included in the roofing work scope.
3. The roofing work complies with the "Secretary of the Interior's Standards for Historic Preservation Projects." Also refer to attached photos of completed roofing work at Roof 3.

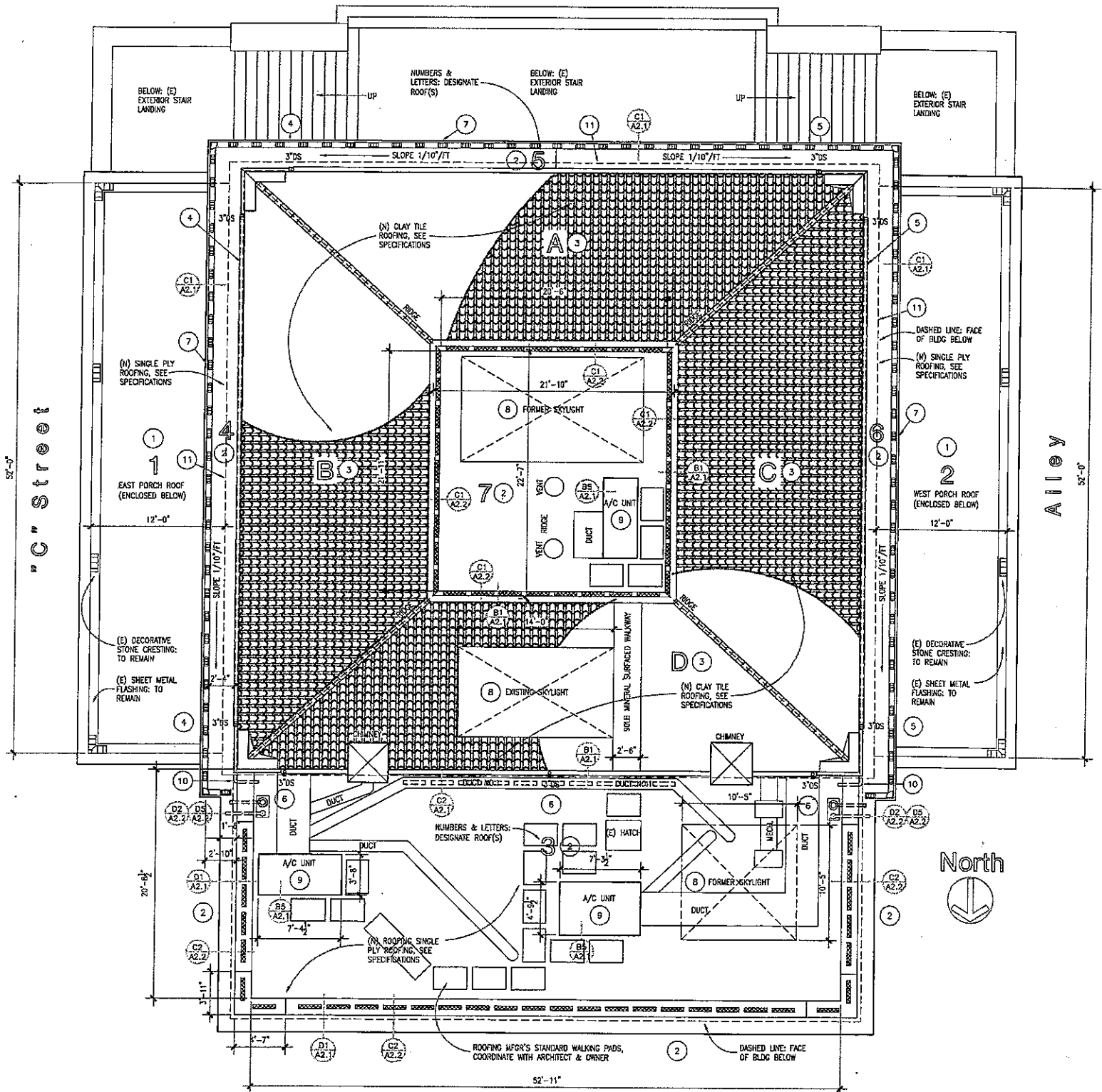


ABOVE: South Elevation facing C Street new gutter at clay tile roofing installed and painted, cornice below roofs 4, 5 & 6 is painted.

LEFT: West Elevation facing Alley new gutter at clay tile roofing installed and painted, no roofing work included at the West Porch roof below.

COPIES TO: J.Nicoletti, J.Siller, G.Price, L. Woodward

4 t h   S t r e e t



Roofing Project:

Historic Packard Library 301 4th St Marysville, CA

# BID RESULTS

Thursday, April 27, 2006 2:00 PM

Job No. 0415

GENERAL CONTRACTOR Location	PROPOSAL Form	ADDENDA 1	BID BOND Submitted	Experience Statement	SUBS LIST Submitted	BASE BID Roofs A,B,C,D,7	ADDITIVE 1 Roof 3	ADDITIVE 2 Roofs 4,5,6
C&C Construction Rocklin, CA								
Hudspeth Corporation Yuba City, CA								
PnP Construction Rocklin, CA								
Waters Contracting Folsom, CA								
Western Single Ply Loomis, CA								
Kodiak Roof'g Waterpf'g Loomis, CA								
California Single Ply Rocklin, CA								
Advanced Roofing Chico, CA	X	X	X	X	X	77,950	35,400	34,300
TBT Roofing Loomis, CA								
Alpine Roofing Yuba City, CA								
Horizon Roofing Shingle Springs, CA								
George Roofing Oroville, CA								

1. Documents distributed to five (5) Builder's Exchanges: Sacramento, Roseville, Yuba City, Chico, Auburn.

2. Documents distributed to four (4) General Contractors and eight (8) Roofing Contractors.

# Western Sierra Architects and Associates Ltd.

101 Orange Street Auburn, CA 95603

(530) 885-6236 FAX 885-6238

SUTTER YUBA FRIDAY NIGHT LIVE Attn: John Nicoletti, Janet Siller  
ROOFING PROJECT: HISTORIC PACKARD LIBRARY

301 4th Street Marysville, CA

File No. 0415

## **CORNICEWORK, GUTTERS, ETC**

### **8-1/2" x 11" Brush-outs**

1. On September 21, 2006 four (4) Dunn Edwards Paints colors were selected that would blend with the Packard Library's Santa Cruz Sandstone. The Painting Contractor needs to provide 8-1/2"x11" color brush-outs to place on the building near the existing cornice work to review in the field. If necessary two (2) brush-outs can be joined together to provide four (4): 11"x17" color samples for viewing.
2. Refer to attached Memo 4: regarding providing paint color brush-outs for the Owner's final cornice work, gutters, flashings, downspouts color selection.



ABOVE: Hand colored postcard prior to November 1908 when the five light bronze electroliers were added to the South staircases. Note postcard colors showing cornice work blending with stone color and sash color matching marble panels above.

LEFT: Roofing project underway September 21, 2006, Contractor is installing sheet metal and underlayment. Clay tile roofing materials at upper roof are ready for installation.

COPIES TO: J.Nicoletti, J.Siller, G.Price, L.Woodward





# CITY OF MARYSVILLE

526 "C" Street • P.O. Box 150 • Marysville, CA 95901

**CITY SERVICES DEPARTMENT**  
David B. Lamon, P.E., Director  
(530) 749-3902

Public Works	(530) 749-3902
Planning	(530) 749-3904
Building	(530) 749-3904
Fax	(530) 749-3991

April 12, 2005

Ms. Janet Siller  
Friday Night Live  
301 Fourth Street  
Marysville, CA 95901

Dear Ms. Siller:

**Re: State Office of Historic Preservation Comments on Proposed New Roof and Painting of the Packard Library Building, 301 Fourth Street, Marysville**

Attached are comments received from the State of California Office of Historic Preservation (SHPO) relative to the Memorandum of Agreement (MOA) for the above referenced project. This SHPO letter will serve as public record that SHPO has been consulted, that the project will be constructed in accordance with the Secretary of the Interior's Standards, and environmental clearance has been obtained in accordance with Stipulation No. 1 of the MOA which states:

*"The City shall ensure that the design of the undertaking is compatible with the historic and architectural qualities of the Packard Library Building and is consistent with the recommended approaches for rehabilitation set forth in The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (National Park Service, 1995) and that the design and specifications for the project are developed in consultation with the SHPO and submitted to the SHPO for approval."*

This SHPO letter also supplements Condition No. 4 of Design Review Application DR05-12 which states:

Ms. Janet Siller  
Page 2  
April 12, 2005

*"In accordance with the Memorandum of Agreement between the City of Marysville and the California State Historic Preservation Office (SHPO) regarding the rehabilitation of the Packard Library Building, as executed by the City on July 14, 2004, the California State Preservation Office on August 10, 2004, and by the applicant on July 22, 2004, the project shall be approved by SHPO prior to commencing project construction and prior to securing a building permit from the City."*

It is noted that Condition No. 5 of Design Review DR05-12 requires that the paint colors be approved by the City Planning Department prior to commencing project construction as follows:

*"A color analysis of the building shall be conducted to determine the original building colors. New building painting shall incorporate consistent colors from the color analysis. Prior to repainting the building, the color analysis and new paint colors shall be submitted for review and approval by the Planning Department. If new colors are significantly different from the City's Historic Color Palette, new colors shall be referred to the Architectural Review Board for determination."*

SHPO comments further define what the actual colors need to be. Please let this guide us in the final selection, review and approval of the building colors.

Please feel welcome to contact this office should you have any questions or need further assistance.

Sincerely,



Gary W. Price  
Community Development Coordinator

GWP:jls

attachments: April 7, 2005, Letter from SHPO

cc: Richard Wyatt, Architect  
David Wilkenson, Mercy Housing  
Dave Lamon, City Services Director  
Katie Schleich, Assistant Planner  
DR05-12, CDBG FNL files

STATE OF CALIFORNIA - THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov  
www.ohp.parks.ca.gov



April 7, 2005

REPLY TO: HUD040213H

Gary W. Price  
Community Development Coordinator  
City of Marysville  
P. O. Box 150  
Marysville, CA 05901

Dear Mr. Price:

**RE: REHABILITATION OF PACKARD LIBRARY BUILDING**

Thank you for forwarding plans for the re-roof the library pursuant to the terms of the Memorandum of Agreement executed in August 2004.

The work involves the re-roof of the historic library with mission tiles per historic photographs, and to re-paint the exterior painted surfaces, including the complex decorative sheet-metal cornice. Currently, the cornice is painted rustoleum-red (a misguided decorator-inspired scheme). Historically, old photos and postcards show the cornice was painted to read visually as grey stone, matching the original—and still extant—Colusa-stone cladding. It is quite likely that, before the renovation that painted the cornice red, the cornice wore a sanded paint, a technique that once was liberally used (Mt. Vernon) to convey a stone texture to a lesser substrate. This likelihood should be investigated, but in any event, the finish should be a dull, matte finish, lacking any reflectivity, matching both the color and the texture of the vintage Colusa-stone. With these conditions, the project would appear to conform to the Secretary of the Interior's Standards. Finally, it would appear that other trim colors could possibly be fairly ascertained from the numerous old colored postcards still extant.

If you have questions related to the rehabilitation plans feel free to contact Robert Mackensen, Senior Restoration Architect, at (916) 653-3998 or at [Rmack@ohp.parks.ca.gov](mailto:Rmack@ohp.parks.ca.gov). General questions should be addressed to Lucinda Woodward, Supervisor of the Local Government and Information Management Unit at (916) 653-9116 or at [Lwood@ohp.parks.ca.gov](mailto:Lwood@ohp.parks.ca.gov).

Sincerely,

Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer

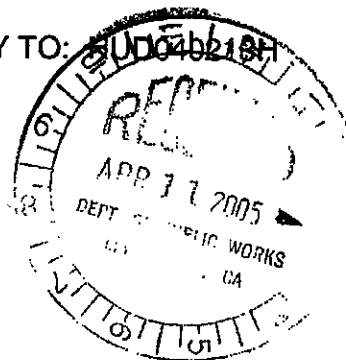
**OFFICE OF HISTORIC PRESERVATION  
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April 7, 2005

REPLY TO:



Gary W. Price  
Community Development Coordinator  
City of Marysville  
P. O. Box 150  
Marysville, CA 05901

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Sincerely,

Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer

**MEMORANDUM OF AGREEMENT  
BETWEEN THE CITY OF MARYSVILLE  
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER  
REGARDING THE REHABILITATION OF THE PACKARD LIBRARY BUILDING,  
301 4<sup>TH</sup> STREET, MARYSVILLE**

**WHEREAS**, the City of Marysville (City) has determined that the rehabilitation of the Packard Library Building, 301 4th Street, Marysville, California (undertaking) will have an effect upon a property listed in the National Register of Historic Places and has consulted with the California State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f); and

**WHEREAS**, THE City, through Title 1 of the Housing and Community Development Act of 1974 (42 U.S.C. § 5301 et seq.) (Community Development Block Grant Program) will assist in the undertaking; and

**WHEREAS**, the City of Marysville is a Certified Local Government pursuant to Section 101 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 61; and

**WHEREAS**, Friday Night Live, owner of the Packard Library Building, has participated in the consultation and has been invited to concur in this Memorandum of Agreement (Agreement);

**NOW, THEREFORE**, the City and the California SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

**STIPULATIONS**

The City will ensure that the following measures are carried out:

1. The City shall ensure that the design of the undertaking is compatible with the historic and architectural qualities of the Packard Library Building and is consistent with the recommended approaches for rehabilitation set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (National Park Service, 1995) and that the design and specifications for the project are developed in consultation with the SHPO and submitted to the SHPO for approval.
2. Plans and specifications for the project shall be forwarded to the City's Architectural Review Board (ARB), who acts for the City's Planning and Historic Preservation Commission, for their review and comment. Copies of the ARB's comments shall be forwarded to the SHPO within five (5) days of their project review.
3. If the City is unable to develop a design that is compatible with the *Standards*, and prior to the alteration of the Packard Library Building, the City shall contact the SHPO to determine the level and kind of recordation that is required for the property.

Unless otherwise agreed to by the SHPO, the City shall ensure that all documentation is completed and accepted by the SHPO prior to the alteration, and that copies of this documentation are made available to the SHPO and to the Yuba County Library

4. The City will require that the work described in stipulation 3, above, will be carried out by or under the direct supervision of a person(s) who meets the appropriate Professional Qualifications Standards outlined in *Archeology and Historic Preservation* (48 Federal Register 44738-39)
5. Should any signatory object at any time to the matter in which the terms of this Agreement are implemented, the City shall consult with the objecting party(ies) to resolve the objection. If the City determines within fifteen days of receipt that such objection(s) cannot be resolved, the City will forward all documentation relevant to the dispute to the Advisory Council on Historic Preservation (Council) in accordance with 36 CFR § 800.2(b)(2). The City in reaching a final decision regarding the dispute shall take any Council comment provided into account. The City's responsibility to carry out all other actions under this Agreement that are not the subjects of the dispute will remain unchanged.
6. At any time during implementation of the measures stipulated in this Agreement, should an objection to any such measure or its manner of implementation be raised in writing by a member of the public, the City shall take the objection into account and consult, as needed, with the objecting party and the SHPO, as needed, for a period of time not to exceed fifteen days. If the City is unable to resolve the conflict, the City will forward all documentation relevant to the dispute to the City Council, following the terms outlined in stipulation 5, above.
7. The City shall notify the SHPO as soon as practicable if it appears that any action covered by this Agreement will affect a previously unidentified property that may be eligible for inclusion in the National Register or affect a known historic property in an unanticipated manner. The City shall stop construction in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the property and proceed pursuant to 36 CFR § 800.13(b).
8. If any signatory believes that the terms of this Agreement cannot be carried out, or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR §§ 800.6(c)(7) and 800.6 (c)(8). If this Agreement is not amended as provided for in this stipulation, any signatory may terminate it, whereupon the City shall proceed in accordance with 36 CFR § 800.6(c)(8).
9. If either the terms of this Agreement or the undertaking have not been carried out within five years following the date of execution of the Agreement, the signatories shall reconsider its terms. If the signatories agree to amend the Agreement, they shall proceed in accordance with the amendment process referenced in stipulation 8, above.

Execution and implementation of this Agreement evidences that the City has afforded the Council a reasonable opportunity to comment on the undertaking and its effects on historic properties, that the City has taken into account the effects of the undertaking on historic properties, and that the

City has satisfied its responsibilities under Section 106 of the National Historic Preservation Act and applicable implementing regulations.

CITY OF MARYSVILLE


By:  Date: 7-14-04  
Stephen Casey, City Administrator

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

By:  Date: 8/10/04  
Milford Wayne Donaldson, FAIA, State Historic Preservation Officer

Concur:

FRIDAY NIGHT LIVE

By:  Date: 7/22/04  
Janet Siller, Executive Director



# EXHIBIT F



# EXHIBIT F

## Historic Structure Reports

<http://www.nps.gov/hps/tps/briefs/brief43.htm>

Each Council member received a copy of this document.  
You can review the document at the web site noted above,  
or if you wish a printed copy contact the Community  
Development Department



# EXHIBIT G

[http://ohp.parks.ca.gov/?page\\_id=1073](http://ohp.parks.ca.gov/?page_id=1073)

### **Historic Preservation Grants**

#### **GRANTS FOR HISTORIC PRESERVATION**

Despite a variety of funding sources from federal, state and private sources, historically and for the foreseeable future there are more historic preservation projects than funding available. Those seeking funding for historic preservation projects must be diligent and persistent in seeking out and competing for grant funds that do exist. In addition to state and local programs, many local governments and non-profit organizations sponsor grant or loan programs for preservation of historical resources within their jurisdictions.

Additionally, preservationists must be creative in exploring tax incentive and loan programs, especially those that provide money for projects compatible with historic preservation goals such as adaptive reuses creating affordable housing or for recreational purposes. For example, a historic building that is adapted for senior housing units may be eligible for funding from state or federal housing programs or a historic building restored for use as a community center may be eligible for funding from recreation grant programs.

Click here for more information on **POTENTIAL GRANTS for HISTORIC PRESERVATION**

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#### **SAVE AMERICA'S TREASURES**

The Federal Save America's Treasures program is one of the largest and most successful grant programs for the protection of our nation's endangered and irreplaceable and endangered cultural heritage. Grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, sculpture, and works of art. Historic structures and sites include historic districts, sites, buildings, structures, and objects.

Grants are awarded to Federal, state, local, and tribal government entities, and non-profit organizations through a competitive matching-grant program, administered by the National Park Service in partnership with the National Endowment for the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services and the President's Committee on the Arts and the Humanities.

**NOTE:** FY2008 Save America's Treasures (SAT) grant awards will be announced after October 1, 2008. The deadline for FY2009 grant applications is anticipated for Spring 2009 dependent on funding.

The National Park Service will **ONLY** accept electronic applications through [www.grants.gov](http://www.grants.gov), the Federal government grant Web site. Paper applications will **NOT** be accepted. Applicants must be registered before starting the application process. This registration process can take up to four weeks.

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## **PRESERVE AMERICA**

Preserve America is a White House initiative that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage through developing a greater shared knowledge about the Nation's past, strengthening regional identities and local pride, increasing local participation in preserving the country's cultural and natural heritage assets, and supporting for the economic vitality of the nation's communities.

Cities, counties, towns and Indian tribes as well as eligible neighborhoods within cities with a population of 200,000 or more may apply to be recognized as "Preserve America communities." Designated communities may compete for Preserve America grants. Guidelines, applications, and other information is available online at Preserve America.

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[http://ohp.parks.ca.gov/?page\\_id=25007](http://ohp.parks.ca.gov/?page_id=25007)

## **Federal Historic Preservation Tax Credit Program**

The Federal Historic Preservation Tax Incentives Program encourages private sector rehabilitation of historic buildings and is one of the nation's most successful and cost-effective community revitalization programs. It generates jobs and creates moderate and low-income housing in historic buildings.

Planning Successful Rehabilitation Projects provides guidance on interpreting and applying the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties, windows, interior treatments, new additions and related new construction, modern requirements and new technologies and materials, and functionally-related complexes.

The program is administered by National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices. OHP's **Architectural Review and Incentives Unit** administers the Federal Historic Preservation Tax Incentives Program and provides consultation and architectural review based on conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).

[http://ohp.parks.ca.gov/?page\\_id=21746](http://ohp.parks.ca.gov/?page_id=21746)

## **Certified California Tax Incentive Projects**

### **FEDERAL HISTORIC PRESERVATION TAX INCENTIVE PROGRAM**

The Federal Historic Preservation Tax Incentives Program has proven to be one of the nation's most successful and cost-effective tools for creating affordable housing in historic buildings, revitalizing communities, and preserving historic places that give cities, towns, and rural areas their special character. The incentives

reward private investment in the rehabilitation of historic properties that are individually listed in the National Register or contribute to a National Register Historic District and certain registered local historic districts. Properties must be income-producing and must be rehabilitated according to standards set by the **Secretary of the Interior**.

Federal historic preservation tax incentives generate jobs, both during the construction phase and in the spin-off effects of increased earning and consumption. Rehabilitation of historic buildings attracts new private investment to the historic core of cities and towns and is crucial to the long-term economic health of many communities. Enhanced property values generated by the Historic Preservation Tax Incentives Program result in augmented revenues for local and state government through increased property, business, and income taxes.

[http://ohp.parks.ca.gov/?page\\_id=21411](http://ohp.parks.ca.gov/?page_id=21411)

### **Federal Tax Deductions - Easements**

#### **Charitable Contributions (Easements) for Historic Preservation Purposes**

The Tax Reform Act of 1986 retains the provisions established by Section 6 of the Tax Treatment Extension Act of 1980 (IRC Section 170) that permit income and estate tax deductions for charitable contributions of partial interest in historic property. Generally, the IRS considers that a donation of a qualified real property interest to preserve a historically important land area or a certified historic structure meets the test of charitable contribution (easements) for conservation purposes. For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify. It may be a structure other than a building and may also be a remnant of a building such as a façade, if that is all that remains, and may include the land area on which it is located.

The IRS definition of historically important land areas is contained in the Code of Federal Regulations at 26 CFR 1.170A-1-(d)(5) and includes:

Independently significant land areas including any related historic resources that meet National Register Criteria for Evaluation.

Land areas within registered historic districts. Including any buildings that contribute to the significance of the historic district; and...

Land areas adjacent to a property individually listed in the National Register of Historic Places (but not within a historic district) where physical or environmental features of the land area contribute to the historic or cultural integrity of the historic property.

For taxpayers who itemize deductions, the charitable contributions deduction for partial interest in historic property remains. Under the new alternative minimum tax provisions, the untaxed appreciation in property that is the subject of a charitable contribution is treated as a item of tax preference for gifts made after December 31, 1986. (For carryovers of unused charitable contribution deductions made before August 16, 1986, untaxed

appreciation is not a tax preference item.)

Under the new alternative minimum tax provisions, the full fair market value of a donated preservation or conservation easement on property, which has appreciated since the taxpayer acquired it could be used to reduce the donor's adjusted gross income for purposes of computation of regular tax liability, but the appreciated portion of the donation must be for purposes of computing the donor's alternative minimum tax.

[http://ohp.parks.ca.gov/?page\\_id=21412](http://ohp.parks.ca.gov/?page_id=21412)

## **Mills Act Property Tax Abatement Program**

### **READ THIS FIRST!**

The Mills Act Program is administered and implemented by local governments. Mills Act contracts are between the property owner and the local government granting the tax abatement. OHP is **not** a signatory to Mills Act contracts.

Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction. For answers to specific questions such as local eligibility criteria, application procedures, and contract terms, contact the city or county official for your jurisdiction.

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## **GENERAL MILLS ACT QUESTIONS and ANSWERS**

***Q: My property or a property I am considering buying is already under a Mills Act contract. What does that mean to me as a property owner?***

**A:** Mills Act contracts are for 10 years initially with automatic yearly extensions and stay with the property when transferred. Subsequent owners are bound by the contract and have the same rights and obligations as the original owner who entered into the contract. Because the local government and the property owner negotiate other specific terms of the contract, you need to contact your local government to determine the rights and obligations a Mills Act contract creates.

### **Mills Act Contacts**

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***Q: How are tax assessments determined for properties under the Mills Act?***

**A:** The State Board of Equalization has provided guidelines for county assessors for use in assessing properties under the Mills Act.

### **Board of Equalization Guidelines**

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***Q: Does my property qualify for the Mills Act Program?***

**A:** First, find out if your local government participates in the program. Use the Mills Act Contacts list to find out if your local government participates in the Mills Act Program, what the local criteria are, and what the process is for applying.

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***Q: No, my local government does not currently participate. Now what do I do?***

**A:** Contact the Planning Department or Community Development Department of your local government and ask them to consider adopting the Mills Act Program.

**California Cities Contact Information**

**California Counties Contact Information**

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***Q: What is the Mills Act Program?***

**A:** Economic incentives foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. California State Codes Relating to the Mills Act include the following:

**California Government Code, Article 12, Sections 50280 - 50290**

**California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4**

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***Q: How does the Mills Act benefit Local Governments?***

**A:** The Mills Act allows local governments to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership. Local governments have adopted the Mills Act because they recognize the economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the

community's past.

A formal agreement, generally known as a Mills Act or Historical Property Contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to restore, maintain, and protect the property in accordance with specific historic preservation standards and conditions identified in the contract. Periodic inspections by city or county officials ensure proper maintenance of the property. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

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***Q: How does the Mills Act benefit Owners of Historical Properties?***

A: Owners of historic buildings *may* qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. The Mills Act program is especially beneficial for recent buyers of historic properties and for current owners of historic buildings who have made major improvements to their properties.

Mills Act participants *may* realize substantial property tax savings of between 40% and 60% each year for newly improved or purchased older properties because valuations of Mills Act properties are determined by the Income Approach to Value rather than by the standard Market Approach to Value. The income approach, divided by a capitalization rate, determines the assessed value of the property. In general, the income of an owner-occupied property is based on comparable rents for similar properties in the area, while the income amount on a commercial property is based on actual rent received. Because rental values vary from area to area, actual property savings vary from county to county. In addition, as County Assessors are required to assess all properties annually, Mills Act properties may realize slight increases in property taxes each year.

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***Q: What is a Qualified Historic Property?***

A: A qualified historic property is a property listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks. Owner-occupied family residences and income-producing commercial properties may qualify for the Mills Act program, subject to local regulations.

---

***Q: What is OHP's role in the Mills Act program?***

A: OHP provides Mills Act information to local governments and uses information provided by local governments to maintain a list of communities participating in the Mills Act program as well as copies of Mills Act ordinances, resolutions, and contracts that have been adopted. OHP does not participate in the contract



negotiations, is not a signatory to the contract and has no authority over the administration of the Mills Act program.

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**Q: *Where can I get more information?***

**A:** Contact your local government for answers to specific questions about the program in your community.

Additional information is available from the Board of Equalization and California Government Code, Article 12, Sections 50280 - 50290.

